



**City Council
Pre-Agenda/Regular Meeting Agenda
Monday
September 14, 2020 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor Richard McNabb, **Council members:** Jack Carico, Bob Hicks, Tommy Johnson and Steve Lawing .

Member Absent: Don Payne

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk, Annette de Ruyter; Planning and Zoning Director, Marc Allred; Public Works, Rodney Johnson; Deputy Sgt. Kyle Cox.

- **Call to Order; Welcome Guests and Visitors**

Mayor McNabb called the Meeting to order at 6:00 pm.

- **Pledge of Allegiance and Invocation**

Mayor McNabb led the Pledge of Allegiance and gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor McNabb called for an amendment or approval of Agenda as presented.

Manager Hinson called for an amendment to the Agenda to add :

Item 3a Review Committee recommendation for RFQ's on Steeplegate Lift Station.

A motion was made by Council member Hicks to add Item 3a to the Agenda as presented by the City Manager. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

Regular Meeting Begins Here:

I. Standing Report

A. Update on Subdivisions Development

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for updates.

Cottages at Piper Village

- Proof rolled the street 9/14/2020
- Asphalt will be applied on 9/15/2020

Trinity Point

- Waiting on NCDEQ to approve the sewer permit. Once that is done, grading will start.

Trinity Middle School

- Walls and roof are going up.
- Layer of stone and curb has been installed.

Fox Chase Subdivision

- They are making some corrections to the grading
- Expect proof roll in the next week

Steeplegate Village

- 35 of the 38 properties have permits
- Phase 2 is being graded
- Original street from Phase 1 will be re-paved when Phase 2 street is being installed

II. Public Comment Period

Mayor McNabb opened this Item and called on anyone who wished to address Council other than Items not listed on the Agenda.

Raymella Brown 4377 Jerry Street- Ms. Brown discussed with Council the piece of property (Right of Way) that belongs to North Carolina Department of Transportation (NCDOT) in front of her home. The property has been sold by NCDOT but is not recorded with the Register of Deeds. The owner of the property has indicated to her that he has plans to put a home on the property. The size of the lot does not meet our setbacks. No home can be built on the lot.

III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the August 10, 2020 City Council Meeting Minutes.

Mayor McNabb opened this Item and called for discussion, changes, and or motion.

A motion was made by Council member Carico to approve the minutes as presented. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

IV. New Business

2. Randolph County EDC Annual Presentation and Update

Mayor McNabb opened this Item and called on Kevin Franklin from Randolph County Economic Development Corporation for presentation.

Mr. Franklin thanked Council for allowing him to make his presentation and for their support. He reviewed 2019-2020 report and shared that 82 new jobs and 2,083.470 in annual wages, 90 site and building request, \$705.00 has been secured in grants. \$18.65 Million in new investment with 509,857 square feet for buildings being sold or leased. This has been a very busy year thus far.

Mr. Franklin introduced Crystal Gettys who filled the position of Business Recruitment Director. Ms. Gettys thanked Council again for their support. She shared that the Building Reuse Grant for MG Arts was approved, and the business will be coming to Trinity.

She has the slogan “Product for Project” and feels without the building how can you produce a project.

3. Cemetery Ordinance

Mayor McNabb opened this Item and called on Planning and Zoning Director , Marc Allred for discussion.

Mr. Allred reviewed with Council that the City had a burial on private property inside a subdivision in Trinity recently. The only requirement by the State of North Carolina is that the burial be recorded on a deed or plat. Different cities have different policies.

Mr. Allred presented to Council an Ordinance for Cemeteries.

94.01 Human Remains to Be Buried in Cemetery

It shall be unlawful for any person to bury or assist in burying the dead body of any human being within the City Limits.

Exceptions are listed below:

- Cemetery designated by the State of North Carolina
- Churches
- Properties greater than 5 acres; any bodies buried on private property must be on a recorded deed or plat with Randolph County Register of Deeds.

After discussion, *a motion was made by Council member Johnson to approve the Cemetery Ordinance as presented. The motion was seconded by Council member Hicks and approved with 4 ayes and 0 nays with Council member Payne absent.*

V. Old Business

4. City of Trinity Minimum Housing Code

Mayor McNabb opened this Item and called on Planning and Zoning Director , Marc Allred for discussion.

Mr. Allred reviewed minimum standards for a dwelling unfit for human habitation. A person must be a Building Inspector and have a certification before you can condemn a home.

Mr. Allred reviewed the Minimum Housing Code (see attachment 2) with Council. He summarized that City of Trinity needs to adopt a minimum housing code to take a more active enforcement of removing homes in Trinity.

After review and Council discussion, *a motion was made by Council member Johnson to adopt and approve the Minimum Housing Code as presented. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.*

A motion was made by Council member Johnson to go into Closed Session. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

VI. Closed Session North Carolina G.S. 143-318-11 (a) (6)- Personnel

A motion was made by Council member Johnson to go into Closed Session. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

After coming out of Closed Session, Council member Johnson made a motion to return to Open Meeting at 7:20 pm. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.

No action was taken in Closed Session.

VII. Code Enforcement Report and Permits Report

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred shared with Council the Real State of Real Estate. This is a marketing comparison for July 2018, 2019 and 2020.

- 2018 73% of the homes for sale sold within 60 days.
- 2019 84% of the homes for sale sold within 60 days
- 2020 81% of the homes for sale sold within 60 days
- The average price of the homes had increased in price by approximately 40%

VIII. Business from City Manager and Staff

Mayor McNabb opened this Item and asked Manager and Staff for any new business.

City Clerk, Annette deRuyter shared the following:

- Infrastructure for September 21, 2020 has been cancelled.
- There will be a free Covid testing on September 22, 2020 at the Annex parking lot from 4- 7 pm.
- We have an estimate for the Audio and Video updates from Piedmont Audio Video. This update can be done with using monies from the CARES Act. Council member Hicks has requested that we get another estimate before beginning any upgrades.

IX. Business from Mayor and Council

Mayor McNabb opened this Item for discussion for any new business by Council.

Council member Johnson asked about a Newsletter. Mr. Rodney Johnson informed those present that a Newsletter was being composed at this time. Several city events were discussed with changes this year due to the Covid Pandemic.

X. Adjournment

With no other business to discuss, *a motion was made by Council member Hicks to adjourn the September 14, 2020 meeting at 7:40 pm. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Payne absent.*